

WESTBURY TOWN COUNCIL

At a MEETING of the HIGHWAYS, PLANNING & DEVELOPMENT COMMITTEE held at THE LAVERTON, BRATTON ROAD, WESTBURY, on 21st AUGUST 2017 at 7.00 pm.

PRESENT: Cllrs: I Cunningham (Chairman), M Kettlety, G King, B Pyne, N Pyne
J Russ, M Sutton and WD Tout

Staff: Mrs D Urch (Town Clerk) and Mrs J Dyer

Also in attendance: Cllr D Jenkins

PRESENTATION BY NEWLAND HOMES REGARDING PROPOSED DEVELOPMENT AT STATION ROAD WESTBURY

P.4511 PUBLIC FORUM NONE

P.4512 TO RECEIVE APOLOGIES (if any) AND REASONS AND APPROVE ABSCENCES

Cllr R Hawker	Personal
Cllr Mrs Hendry	Personal
Cllr F Morland	No Apologies given
Cllr C Charlton	No Apologies given

P.4513 DISPENSATIONS. Members to consider any dispensation requests received by the Town Clerk.

NONE

P.4514 DECLARATIONS OF INTEREST (if any) AND REASONS. (Members must be diligent regarding their interests).

NONE

P.4515 MINUTES.

RESOLVED: That the minutes of the Committee Meeting held on 16th January 2017 were confirmed and signed by the Chairman.

P.4516 UPDATE ON ACTIONS FROM PREVIOUS MEETING MINUTES
The following items are for information purposes only:

(Note: no decisions can be taken.)

Minute ref	Subject	Action	Update	Further action required or closed
P.4338I	Aldi Street Lights	Now with Wiltshire Enforcement	This has now been lodged with Wiltshire Council enforcement to investigate, ref: 17/00092/ENF	Town Clerk is waiting for a response from Atkins Global No Further Update – Issue Closed
P.4489	Railway bridge at Station Road & provision of bus stops on Slag Lane	Clerk to contact Simon White at Wiltshire Council to find a solution for the provision of bus stops	Following a meeting with Wiltshire Council and First Bus, two bus stop flags will be installed on Slag Lane (once yellow lining is completed in September. The success of this will be reviewed in December.	Update shown under Highways Matters. No Further Update – Issue Closed

P.4517 REPORT BY WILTSHIRE COUNCILLORS (if any). Wiltshire Council matters only.

Cllr G King

Substantive Funding Scheme

Changes proposed to Wiltshire Council's Highways Substantive Funding Scheme. Cabinet will consider adopting a 2 year design and fund scheme, deadline for which will be 29.09.2017. After this deadline, schemes will not be considered for a further 2 years.

Cllr King informs that Cllr Jenkins has asked for a longstanding scheme along The Ham to be put forward in the current year as a priority, even though the current scheme to extend the foot path to the White Horse Viewing Area is well advanced. Cllr King agrees that The Ham scheme should be a priority.

Parking

Cllr King suggests that Westbury Town Council asks Wiltshire Council to review it's current parking strategy in view of the constant complaints from resident's relating to parking issues in the town.

Cllr D Jenkins

Substantive Funding Scheme

Confirms Cllr King's comments regarding the scheme at The Ham, as well as the deadline for funding.

P.4518

CHAIRMAN'S COMMUNICATIONS.

Transport Investment Strategy: There is currently no funding allocated for Wiltshire however Wiltshire Council will appeal against this decision.

Planning Appeal – 47 Alfred Street Westbury: The Committee noted that the planning inspectorate has dismissed this appeal commenting that it is inappropriate for a conservation area.

Disability Access – The Mead Lakes: Complaint from resident will be referred to CATG.

Yellow lines at Eden Vale Road: Resident unhappy with newly painted lines. Town Clerk will respond to the resident and inform that Wiltshire Council are responsible for painting yellow lines and any issues need to be raised with them.

P.4519

PLANNING DECISIONS.

The Committee noted Planning Decisions made by Wiltshire Council up to 21.8.17.

P.4520

PLANNING APPLICATIONS

The Committee considered Planning Applications received from Wiltshire Council and the decisions reached are as follows:

17/06513/FUL

8 Indigo Gardens Westbury BA13 3LU

Single Storey Extension to form entrance porch

WTC Decision

No Objection

17/06680/FUL

6 Exmoor Road Leigh Park Westbury BA13 3US

Single Storey front Extension and associated works

WTC Decision

No Objection

17/06684/FUL

Sleepcraft Ltd Unit 4 Brook La Trading Estate Westbury BA13 4EP

Single Storey Extension to form an additional two bays for workshop and shipping to existing office

WTC Decision

No Objection

17/06685/FUL

Dilton Vale Farm Old Dilton Road Westbury BA13 3RA

Erection of 4 bay garage and granny annex over

WTC Decision

Object

Westbury Town Council objects to this application on the following grounds:

- This development would have an adverse effect on the surrounding countryside.
- This development would have a detrimental impact on its neighbouring 16th century farm house.
- We would question the need for Listed Building Consent given the proximity to a Grade 2* Listed Building.
- The build and design is unsuitable for use by an infirm person, as stated in the planning application.
- This development would have detrimental impact on the highway – additional traffic on a narrow country lane.

17/07240/PNCOU

Dilton Vale Farm Old Dilton Road Westbury BA13 3RA

Prior approval of proposed change of use of agricultural building to a flexible use within storage or distribution

WTC Decision

Object

Westbury Town Council objects to this application on the following grounds:

- Distribution is unspecified.

17/07141/OUT

45 Chalford Westbury BA13 3RF

Construction of 3 dwellings in existing garden lane (Outline application with all matters reserved)

WTC Decision

Object

Westbury Town Council objects to this application on the following grounds:

- Highway Safety Issue – unmodified access to main A350 with visibility of only 43m. We understand that the access point is currently used but it does not seem sensible to increase the amount of traffic using an unsuitable access.
- Overdevelopment of the site.

17/07504/FUL

15 Rocher Close Westbury BA13 3NT

Formation of revised site access.

WTC Decision

Object

Westbury Town Council objects to this application on the following grounds:

- Highway Safety Issue – Abbots Close is not suitable for any kind of vehicular access.

17/07517/FUL

116 Leigh Road Westbury BA13 3QR

First floor extension over garage to enlarge bedroom together with garage conversion to habitable room

WTC Decision

No Objection

17/07615/FUL

32 Wiltshire Way Westbury BA13 3XD

Single storey rear extension

WTC Decision

No Objection

17/07831/TPO

8 Dene Close, Westbury BA13 3RY

T1 - Sycamore - Crown lift to 4 metres.

WTC Decision

No Objection

17/07912/TPO

Cartref Black Horse Lane Westbury BA13 3SJ

T1 - Lime Tree – Fell

WTC Decision

Object

Westbury Town Council objects to this application on the following grounds:

- We see no reason to fell a tree subject to a TPO unless it is diseased.

17/07723/ADV

42 Edward Street Westbury BA13 3BQ

Rebranding of external signage with 2 illuminated fascia signs and 3 illuminated motif panels

WTC Decision

No Objection

Westbury Town Council does not object to this application provided all illuminated signs are switched off by 11pm.

P.4521

PLANNING APPEAL:

Land at Bratton Road, Westbury

The Committee noted the Notification of Planning Appeal Ref APP/Y3940/W/17/3180359 received on August 9th 2017 against a refusal of application 16/06413/OUT for erection of 47 dwellings and associated works at Bratton Road Westbury.

The Committee reiterate its original comments (shown below) and add an additional comment to the effect – Wiltshire Council has met its 5 year land supply within the town of Westbury and no additional housing has been allocated to the town in Wiltshire Councils Draft Housing Allocations Plan. Comments to be received by the Planning Inspectorate no later than September 26th 2017.

Westbury Town Council objected to planning application 16/06413/OUT on the following grounds:

- **Westbury has excess development without supporting infrastructure and we are concerned about our services.**

Wiltshire Core Strategy Adopted January 2015, paragraph 5.160 states:

Westbury is an historic market town located in the west of Wiltshire between Trowbridge and Warminster. Although the town is smaller than other nearby settlements - including Frome, it has a significant employment base of strategic value and enjoys excellent rail connectivity, with direct links to Bristol, London, Portsmouth and Exeter. The town has seen significant housing development in the past which has not been matched by an appropriate provision of services, facilities and new jobs. The town has a good representation of independent retailers, which should be enhanced.

Wiltshire Core Strategy Adopted January 2015, paragraph 5.161 states:

Westbury has been identified as a location for new strategic employment growth. The town's location between Warminster and Trowbridge allied with its position as a junction for rail travel makes it an accessible location and enhances its catchment. Furthermore, the employment base in Westbury should be relatively resilient to change. However, recent growth in housing has not as yet been matched by employment growth. The town has potential to be a key location for delivering economic development in Wiltshire and new employment development in Westbury supports the overall strategy of concentrating on accessible locations within the A350 corridor.

Wiltshire Core Strategy Adopted January 2015, paragraph 5.162 states:

The strategy for Westbury will deliver a reduction in housing growth compared to historic

trends, with a focus on improving facilities, services and job creation. Existing employment in Westbury will be protected and expanded to reflect the wider strategic needs of west Wiltshire. Overall, the town should not seek to compete with the larger nearby centres, including Frome, but rather consolidate and enhance its existing role and improve linkages with neighbouring settlements.

- **Westbury is a small Market Town, not a principal settlement, as defined in the Wiltshire Core Strategy and has already received an excessive amount of windfall development.**
- **Westbury is already suffering from over development and all local services are under pressure from this development and is in need of help. Further development is not sustainable.**
- **The plans submitted quote unrealistic traveling times to local services e.g. Bitham School.**
- **Westbury Town Council is concerned about road safety issues. Putting an exit from a development on Bratton Road is unlikely to improve problems of speed/parked vehicles and highways safety issues that are reported regularly by residents.**

Westbury Town Council objected to planning application 16/06413/OUT on the following grounds:

- **This development is outside the settlement boundary.**
- **This development is not close to the town centre.**
- **There is an undisturbed Bronze Age Midden on the site and we do not believe that record only is sufficient protection.**

P.4522 STREET NAMING – Land North of Bitham Park, Westbury

The Committee noted correspondence from Barratt Homes regarding street naming at the new development North of Bitham Park. The Committee will suggest names by email to Julie Dyer and a final list of 12 names agreed and sent to Barrett Homes by 31.08.2017.

P.4523 APPLICATION TO RECORD A FOOTPATH; Wildlife and Countryside Act 1981

The Committee noted and supports the application, under the Wildlife and Countryside Act 1981 s.53, to record a footpath from Westbury 15 leading North and North East along “cinder track” to the car park at Westbury Station then past the station along Station Approach to join Station Road.

Councillors may still make individual responses direct to Wiltshire Council by 22.09.2017.

P.4524**CATG ISSUES FOR CONSIDERATION**

To consider issues received by CATG since the last meeting and to make such observations thereon as the Committee may decide. (Schedule circulated by email).

Issue No	Area	Issue	What like to resolve issue	WTC comments
5525	Frogmore Rd	HGV lorries using Frogmore Rd and Fore St as a short cut leading to congestion and parking difficulties. A weight restriction 7.5t and one-way system would help to resolve the matter.	Resolve the matter by introducing a speed limit together with a weight restriction and one way system. The parking in the area is difficult with both Fore St and Frogmore Rd congested with motorist parking their vehicles from all over the local vicinity	We support a weight restriction from the A350 to the roundabout at The Mead
5527	Gibbs Close	People insist on parking opposite 1J and 1H Gibbs close despite the fact that this road is very narrow and this makes it extremely difficult to access for residents. There is ample parking in the conservative club for those attending the venue and for those with multiple cars that could simply purchase a permit to park. The wall outside 1H is regularly hit by cars trying to get out of the residents car park but unable to do so easily due to the cars parked opposite. Recently an ambulance took several minutes to edge down this exceedingly tight stretch which delayed the journey and i hope it wasn't a life threatening emergency. It is also clear that fire engines could simply not get down this stretch of road which could cause unnecessary fatalities and damage were one of the houses to catch fire. While I appreciate that the problem varies day to day depending on which vehicles park their larger cars are obviously more of problem and which section they do park in it is an ongoing difficulty every day. If the Town council were to paint double yellow lines and enforce the no parking rule on this stretch it would make it much easier for residents to access their own parking and remove the risk of emergency service vehicles being unable to drive down the road.	Double Yellow lines put in place and enforced down Gibbs close Conservative club end 17/07/2017 10:34:48 Unfortunately the area outside 1j and 1h Gibbs Close being referred to is not adopted highway therefore Wiltshire Council are unable to progress any request for parking restrictions at this time	Deferred pending further information from traffic officer regarding adopted areas of Gibbs Close

5528	Coach Road	Coach Road traffic - as before	Complete ban on traffic except for service vehicles or speed bumps to slow the traffic with provision for electric wheel chair access in coach road.	We support quiet lane status for Coach Road
5534	Eden Vale Rd	WE HAVE LIVED IN EDEN VALE ROAD FOR NEARLY 5 YEARS THERE HAS BEEN AT LEAST 10 ACCIDENTS ON THE CORNER OPPOSITE PENLEIGH ROAD AT PRESENT THE ROAD HAS HAD A NUMBER OF CARS DRIVING AT EXCESSIVE SPEEDS TONIGHT THERE WAS A POLICE PARKED UP ATTENDING HOUSE THAT HAD IT RMS STOLEN IT WAS LIKE LIVING IN A DIFFERENT AREA WHILST THE POLICE CAR WAS PARKED THERE THEN IT RETURNED TO ITS NORMAL RACE TRACK SITUATION IVE CONTACTED THE COUNCIL ON THIS ISSUE BUT THE COUNCIL DONT ACKNOWLEDGE THE PROBLEM AS WITH ALL ISSUES NOTHING GET DONE UNTIL SOMETHING TRAGIC HAPPENS	SPEED HUMPS OR TRAFFIC CONTROL	We do not support speed humps
5577	Frogmore Rd	Parking outside residential houses at the top of Frogmore road. It has become increasingly difficult to park outside the strip of terraced houses at the top of Frogmore road we are seeing more residents from the market place use as no parking is available to them also those who work nearby use instead of using the car park due to parking charges those who do not want to park in our local shop and more recently it is now being used as a car share park up. This has resulted in residents having nowhere to park.	We would like the opportunity to explore parking permits. We are aware that there is nowhere else in Westbury that already has in place however the residents feel this is the only way forward to ensure we can at least park along the stretch of terraced houses.	We would support a residents parking scheme

5578	Frogmore Rd	<p>Access to Frogmore road from the A350 - over recent years there has been increasing heavy vehicles being directed down the road probably Satnav and as one side of the road is taken up with vehicles parking it causes difficulty with them being able to get through plus with oncoming traffic this has resulted in the need to reverse back onto the A350. There has also been increasing vehicles using the access from the A350 as a slip road and not slowing down to oncoming traffic pedestrians plus vehicles pulling away from outside the residential houses. I have seen near misses when pedestrians try to cross the road. More recently a vehicle came to a screeching halt and narrowly missed a elderly mobility user who had right of way and worrying I have seen vehicles turning around in the road outside the residential housing. Personally last year my daughters car was hit whilst parked outside my house where a vehicle lost control as it sped off the A350 and my granddaughter was actually sitting by the window and was a matter of feet away when the accident occurred.</p>	<p>We are asking that the top half of Frogmore road be made one way to the point where the road narrows. This would still give access to the top of Frogmore road from the A350 via The Mead or Station road both have access of a roundabout so calming speed</p>	<p>We would support weight restrictions but not a one way system</p>
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5618	Westbury Leigh	<p>Issue-recently painted double yellow lines in Westbury leigh. Report reference HT-09-17 My partner and I raised concerns when the proposal of these lines were displayed on a posted in our street. Driving back from a lovely day out at Longleat we stopped off to collect my partners car from the garage today. We came to our street and found no parking spaces so we proceeded down the road to turn right at the roundabout to safely park on the right hand side. To our dismay we were greeted by double yellow lines on both sides of the road. My partner continued on down the road to park outside a house on the leigh park close to a roundabout. I drove back up the roundabout looking for a closer safer place to park. I ended up parking around by Bridge House and carry our bags to our door. I don't mind a gentle walk to my door my concerns are the increased likely hood of an accident happening in this area. Cars are now parked closer to the second busier roundabout that leads in to Leigh Park. SUVs4x4s are parked on walkways pavements instead of the roadside increasing the risk of an accident involving pedestrians. I urge the council to re access the location of these double yellow lines before an accident occurs in our community. I would like the opportunity to meet at the Westbury Leigh site with the person who can make the decision to change the location of these double yellow lines and create a safer place to live.kind regards</p>	<p>I would like to start communications today with the powers that be to reduce the line markings</p>	<p>We will review this again in 6 months time. The scheme is new and needs time to bed down</p>
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21.39 Cllr Russ leaves after CATG issue 5528

- P.4525 HIGHWAYS CORRESPONDENCE / MATTERS:**
Bus Stop on Slag Lane: The Committee noted the proposal from Wiltshire Council/First Bus to install Bus Stop Flags along Slag Lane.
Parking in Church Street: The Committee noted the email from resident of Church Street suggesting residents parking. The issue will be logged through CATG.
Highways Newsletter for August: The Committee noted the email and newsletter from Adrian Hampton of Wiltshire Council circulated by Town Clerk on Monday 14th August 2017.
- P.4526 CLERK'S CORRESPONDENCE:**
Railway Bridge at Station Road: The Committee noted correspondence between the Town Clerk and Parvis Khansari regarding the 7 ½ tonne weight limit over the railway bridge at Station Road.
- P.4527 APPOINTMENT OF CLLR N PYNE TO FINANCE COMMITTEE**

NOTED
- P.4528 MONTHLY STATEMENT:**
The Monthly Statement for June 2017 was noted.
- P.4529 BUDGET BIDS NONE**

22.02hrs

**Signed on behalf of the Meeting
this Eighteenth day of SEPTEMBER 2017**

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Chairman